

## **Executive Board Meeting Minutes**

### **April 17, 2017**

#### **CALL TO ORDER**

President Gregory Intoccia called the meeting to order at 7:35 p.m. GOCA representatives, alternates, invited guests and members of the public introduced themselves.

Intoccia asked for a motion to approve the March 30, 2017 minutes. Alden English made a motion to approve the minutes. Matt Zaborsky seconded the motion. The minutes were approved unanimously.

Intoccia asked for a motion to approve the agenda for today's meeting. Matt Zaborsky made a motion to approve the agenda. Dave Miller seconded the motion. The agenda was approved unanimously.

#### **PUBLIC COMMENTS & ANNOUNCEMENTS**

There were no public comments and announcements.

#### **PRESENTATION TO THE COMMUNITY – UPDATE ON PROPOSED PLANS FOR JIFFY LUBE SERVICE CENTER ON ROUTE 108, NEAR THE INTERSECTION OF ROUTES 108 AND 97 IN OLNEY**

President Greg Intoccia introduced Russell E. Reese, Vice President, Maddox Engineers & Surveyors, Inc. who presented a Jiffy Lube proposal to GOCA on December 13, 2016. Intoccia mentioned that he and Billy Becker spoke with Russell Reese last week. They communicated GOCA's key concerns to Russell – the structure and appearance of the Jiffy Lube building since it is in the heart of the town center area, traffic and congestion issues, and operational questions.

Russell Reese first addressed the operational questions based on a summary he had received from the franchisee:

- 1) The hours of operation will be 8 a.m. to 7 p.m. Monday – Friday, 8 a.m. to 5 p.m. Saturday, and 9 a.m. – 5 p.m. Sunday.
- 2) Light auto service will be offered at this location.
- 3) Customers will be escorted into the lobby.
- 4) There will be 20 – 30 cars per day based on Jiffy Lube's in similar locations.
- 5) There are 2 used oil pickups per month.

- 6) 5 – 8 employees are on site at any time.
- 7) There will be 3 garage doors with 2 bays.
- 8) There is room for 2 rows of 3 cars behind the entrance to the bays.
- 9) They do not anticipate queueing or backing up in parking lot to be an issue.
- 10) Jiffy Lube operates under the EPA Clean Oil Act. They use above ground storage tanks.

Mr. Reese continued the discussion by addressing the concerns about traffic. He said that he performed a traffic study on Friday April 14, 2017 from 7:15 a.m. to 9:15 a.m. He counted 186 trips which covered anyone turning right on Georgia to 108, anyone who turned into Jerry's, and any traffic that touched the right turn lane. He said that this equates to 1 trip every 38.7 seconds. If 30 cars are added, then there will be 1 trip every 30 seconds. He performed another traffic study from 4:30 p.m. to 6:30 p.m. where he counted 405 trips. He said that this equates to 1 trip every 17.8 seconds. If 30 cars are added, then there will be 1 trip every 16.6 seconds. Reese stated that this study supports that there will not be a significant impact on the time to get out of the Jiffy Lube parking lot.

Then Mr. Reese discussed the architectural appearance of the building. He stated that the developer continues to be interested in hearing from the Olney community and wants to come up with a solution that GOCA will support. He showed seven visuals as examples of different types of frontage styles that could be selected for the service center. He suggested that the GOCA members pick which frontage styles they prefer so that could be shared with the developer. He stated that the developer will have to work with Jiffy Lube to get a final plan.

Intoccia opened the floor for questions. The following items were discussed. The Olney Town Center Advisory Committee wants as much windows as possible on the side of the building facing 108. There was a question about the size of the windows on 108. The bays run parallel to 108. Financing is for a modular style building. Tree planting is required in the back of the building. They are proposing a tree panel in the front on 108, but it needs to be approved by SHA. There will be screening planting by the queueing area. Reese does not know if there will be connections to Jerry's and the 7-11 parking lot. There will be eleven on-site parking spaces, two of which will be handicapped spaces. The average service time is 10 – 20 minutes. Traffic will be impacted on 108 during construction only during the utilities connections. The construction period is 9 – 10 months. Reese is waiting for a Planning Board date.

Greg Intoccia requested that the traffic study should be repeated after spring break. There were concerns that the day the traffic study was performed may have had lower traffic than normal because it was Good Friday. Intoccia also asked Reese to identify a peak time for service at Jiffy Lube.

## **UPDATE ON MID-COUNTY REGIONAL ISSUES**

President Greg Intoccia introduced Luisa Montero-Diaz, Mid-County Regional Services Center Director. She has been in this position for 1.5 years. She stated that most of her efforts have been focused on downtown Wheaton.

She discussed the Wheaton redevelopment project. The construction start date is June 5. A fourteen story building will be built in Parking Lot 13 which is next to the metro station, between Veirs Mills

Road and Georgia Avenue. The building will be for County departments. There will be a 4-level basement garage for public parking. There will be a Town Center / Plaza with a covered stage for concerts and theatre. There is a parking mitigation plan and bus re-routing during the construction period. There will be a website in the next month for updates and other information. She discussed a Small Business Assistance Program where business can apply for grants to offset losses from the construction. She also discussed that a public safety task force has been formed to improve the image of safety in Wheaton in response to the double homicide that occurred in Wheaton a couple of months ago.

Luisa Montero-Diaz then discussed that the Mid-County Citizens Advisory Board is focusing on traffic/transportation issues. They are providing input to Parks & Planning on where the Glenmont/Silver Spring bikeway should be located and where it should cross Georgia Avenue. The Board is also working on Ride-On, Public Safety, and Affordable Housing. The Board members are finalizing a letter to the Council regarding the FY 18 budget.

Montero-Diaz requested that GOCA Delegates let her know of specific issues they would like the Mid-County Citizens Advisory Board to discuss. She ended her presentation by stating that the Wheaton Arts Parade will be held on Sunday September 24, 2017. President Intoccia asked her to send him a link to the photos and drawings of the Town Center in Wheaton so he can share it with GOCA.

Intoccia opened the floor for questions.

Alden English asked what caused the delay for the Georgia and Randolph overpass and what will be the new time period for construction of the overpass.

A question was asked about what services will be offered in the new building. She stated that the new building will contain space for Parks & Planning, a Hearing Room which can be rented out, Permitting Services for contracting and construction, Environmental Protection, Department of Recreation, Food Licensing for restaurants, Community Use of Public Facilities, Regional Service Center, and the Wheaton Urban District.

A question was asked about employee parking because the parking garage will be for public use. She stated that employees can park in the garage behind Safeway or in the garage by the Metro station. Employees will be encouraged to bike to work. They also are considering having a shuttle bus.

Carolyn Knight expressed concern that the people that are using the services, such as the mental health clinic, will have to deal with the services being relocated.

Greg Intoccia stated that GOCA would like to try to learn from their experiences even though Wheaton development, with a governmental component, is very different from development anticipated in Olney.

## **OFFICERS/COMMITTEES/LIAISON REPORTS**

### **Public Policy & Community Affairs Committee (PP&CAC)**

Greg Intoccia mentioned the ongoing discussion with County officials regarding the Olney Manor Park gate closure. There will hopefully be a meeting at the end of April with senior officials of Parks & Planning and DOT to try to mitigate the issue. Intoccia feels that the County should participate in the mitigation efforts. He would like the issue to be resolved without closing the gate. Helene Rosenheim mentioned that the Park Manager has been replaced.

### **Membership**

Bob Hambrecht stated that he is following up with one HOA for payment and three HOAs for applications.

### **Transportation Committee Report**

Emmet Tydings stated that the Transportation Committee had a meeting a few weeks ago. The following issues were discussed:

- 1) Olney Manor Park gate closure for Batchellors Forest Road traffic exiting onto Georgia Avenue Southbound – their recommendation is to have a no left turn sign out of Farquhar Middle School.
- 2) Bowie Mill Bikeway – Daniel Rubenstein stated that funding for a study for the bikeway is in the proposed budget. It will go forward.
- 3) Deteriorating conditions of Olney roads, sidewalks and curbs with debris buildup resulting in weed growth, etc. – No one has a good feel for problem areas. The committee is confused about where the responsibility lies. They asked for feedback on where the problem areas are located.
- 4) North High Street connection onto Morningwood – the committee is in favor of this connection and is writing a letter in support.
- 5) Cars backed up onto Georgia Avenue Southbound at new Dunkin Donuts – the committee wants a prominent “No Stopping” sign placed before the intersection. It is possible that the traffic problem will abate over time. Kathleen Salanik recommended that GOCA ask Dunkin Donuts to review the issue to see if it is being caused by a staffing problem or if there are inefficiencies in the operation that can be improved. Greg Intoccia stated that he will work with Emmet Tydings to write a letter to Dunkin Donuts management and to push the County to move forward with a “No Stopping” sign.
- 6) Rough patch on Georgia Avenue – will be smoothed over.
- 7) Safe and continuous bicycle/pedestrian access North-South-East-West of Olney to Brookeville-Norbeck-Ashton-Laytonsville – Transportation Committee will send a letter to SHA requesting that new construction will have pedestrian safety access.
- 8) Zion Road – Fifty homes are being built. The development requested turn lanes be added on both sides of 108. The Transportation Committee needs to know where the development entrance will be. Stacy Levine mentioned that Emmet Tydings should discuss this item with The Reserve at Fairhill subdivision because they are addressing similar issues at the intersection of Wickham Road and 108.

### **Correspondence Report**

There was no correspondence report since Jackie Benn was unable to attend the meeting.

### **Mid County Citizens Advisory Board**

Greg Intoccia stated that the Board is writing a letter to the Council regarding the FY18 operation budget. After this letter is written, Intoccia will decide if GOCA should write a letter regarding the budget.

### **Olney Town Center Advisory Committee**

Kathy Curtis stated that a public forum is scheduled for Saturday May 20, 2017 during Olney Days at the large meeting room in the Olney Library from 10:30 am through 4:30 pm. Information about the forum was provided in the President's Report on the back of the agenda for today's GOCA meeting. She requested that the GOCA Delegates share this information with their HOAs. Information is also available at [www.olneytowncenter.org](http://www.olneytowncenter.org). Signage will be placed around town. The event will be part of the Olney Days schedule. It also will be publicized via articles in the Greater Olney News. Staff from the Department of Planning Services will be at the library to give the public an opportunity to share their opinion about the Town Commons. OTCAC is also looking into having a table at Rock the Lot. Kathy Curtis stated that the goal is to define requirements for the physical space. Greg Intoccia stated that he is concerned that the land and the facility are being looked at separately. He feels that Olney residents need to mention that the building should be on the same piece of land as the Town Commons. Kathy Curtis also distributed a flyer to the GOCA Delegates.

### **OLD BUSINESS**

There was no old business to discuss.

### **NEW BUSINESS**

Dave Miller mentioned an issue with the swale and culverts on driveways in older neighborhoods. He stated that if the culverts rust out and the driveways collapse, it is the owner's responsibility to have the driveways repaired. Miller requested that the GOCA Delegates let him know if this is an issue in their HOAs so he can determine how big of a problem this is in Olney. He wants the County to own up to its responsibility regarding repairing the driveways.

### **ADJOURNMENT**

With no further business, a motion was submitted to adjourn the meeting. The motion was seconded. All were in favor, and the meeting was adjourned at 9:40 p.m.

Respectfully submitted  
Stacy Levine, Recording Secretary

In attendance:

### **GOCA Officers**

Greg Intoccia, President – Ashley Hollow; Billy Becker, 1<sup>st</sup> Vice President; David Miller, 2<sup>nd</sup> Vice President; Stacy Levine, Recording Secretary - The Reserve at Fair Hill; Robert Hambrecht, Treasurer – Williamsburg Village

### **GOCA Delegates and Alternates**

Judy Broseker (Brookeville Knolls), Kathleen Salanik (Brookeville Knolls), Lee Kidd (Cherrywood), Kathy Curtis (Lake Hallowell), Matt Zaborsky (Norbeck Meadows), Diana Littlefield (Olney Acres), Carol Frankel (Olney Mill), Carolyn Knight (Olney Oaks), Lorie Nelson (Olney Oaks), Alden English (SEROCA), Aleka Kapatou (Tanterra), Hilary Phillips Rogers (Victoria Springs), Ruth Laughner (Williamsburg Village).

### **Invited Guests**

Russell E. Reese, Vice President, Maddox Engineers & Surveyors, Inc.  
Luisa Montero-Diaz, Mid-County Regional Services Center Director  
Emmet Tydings, Chairman of Transportation Committee

### **Public**

Beth Loftus (Norbeck Hills), Vikki Garcia (Office of Congressman John Sarbanes), Terri Hogan (Greater Olney News), Anup Mathur (Tanterra)